

Northside Neighborhood Plan

2012 Update



City of La Porte, Texas

Planning Department

2012 Northside Neighborhood Plan

I. Introduction

The Northside Neighborhood is a vibrant community that is part of La Porte's original homestead making it both rich in history and, due to its location just north of the City's Main Street corridor, a keystone residential presence in the current "reinvigoration effort of the downtown area" just footsteps away. However in 2000, Northside was plagued by unwanted crime, dilapidated homes and unkept-overgrown lots which hindered the areas commercial development while stunting the *retention of current* and *attraction of new* homeowners within the community. With support from local area residents, the City of La Porte funded the development of the 2000 Northside Neighborhood Plan which sought to identify and prioritize area recommendations with the overall intended goal of "redevelopment and revitalization of the Northside Neighborhood."

2000 Northside Neighborhood Plan Goal

*Redevelopment and Revitalization of the
Northside Neighborhood*

Over the last decade Northside - with continued assistance from the City of La Porte, community, and 3rd party partners such as Habitat for Humanity - implemented many of the recommendations first proposed and prioritized in the 2000 Plan (See Section IIb. 2000 Northside Neighborhood Plan Overview); the results speak for themselves as crime rates have dropped and community moral has increased.

Now in 2012, the intention of this Northside Neighborhood Plan *Update* is to build upon the momentum of the last decade and move the Northside Neighborhood into the next phase of community revitalization and economic renewal. This Plan also serves as a mechanism to "light a renewed fire" within the community, get area residents talking again, and bring a sense of ownership to the overall success of this community back to those it affects most – its residents.

2012 Northside Neighborhood Plan Update

*Encourage the Next Phase of Community
Revitalization and Economic Renewal*

With a total of 48 proposed and 23 prioritized recommendations, the Northside Community is on the move. Recognizing that this Plan Update serves only as a "blue print or beginning point" from which to frame discussion and make decisions, this Plan Updates represents both the NEEDS and WANTS of the community. This Plan Update, more importantly, represents the community's ownership and City's continued commitment to the overall success of continued redevelopment and revitalization of the Northside Neighborhood.

Page Intentionally Left Blank

Topics to be Discussed:

I. Introduction	Pg. 1
II. Neighborhood Plan Considerations – A Balance.....	Pg. 3
IIa. 2000 Northside Neighborhood Plan Overview.....	Pg. 4
IIb. Northside Site Evaluation	Pg. 6
IIc. Community Involvement & Prioritized Recommendations	Pg. 9
III. Implementation Tools and Resources	Pg. 24

II Neighborhood Plan Considerations – A Balance

A Neighborhood Plan Update is a delicate process that seeks to understand and provide a balance between three (3) the essential elements:

- 1) Past Plan Findings & Recommendations: Past plan findings and recommendations provide a firm base and history to where the community has been and where it is headed. Understanding what recommendations were prioritized and implemented indicate what measures were successful in the past while providing a list of possible recommendations that, although not considered a priority in the past, may now prove appropriate within the Community today.

See Section IIa: [2000 Northside Neighborhood Plan Overview](#) (below)

- 2) Site Evaluation Strengths and Weaknesses: Every community maintains certain features within its fabric that make it unique and a place to call home. Communities can vary in terms of race, income and other defining characteristics which do not hinder, but rather add and essentially enhance an areas overall identity. It is these defining characteristics as well as the ability to “live, work and play” within a community that measure’s a community’s true success.

See Section IIb. [Northside Neighborhood Site Evaluation](#) (below)

- 3) Current Community Needs and Wants: The Community is an innate part of this process and the key to all final recommendations. Community involvement is continuous throughout this process where the Northside residents provide feedback and confirmation of findings provided in the first two (2) elements listed above as well as provides final calibration of recommendations to be prioritized in this 2012 Plan Update.

See Section IIIb. [Community Involvement & Prioritization of Recommendations](#) (below)

IIa. 2000 Northside Neighborhood Plan Overview

In order to understand the elements needed for continued improvement of Northside, it is important to first understand what elements were enacted during the last 12 years. With a unifying goal of neighborhood redevelopment and revitalization, four general areas of concern became the community's focal point in 2000 including: 1) Better Quality of Life, 2) New affordable housing for Northside, 3) A More Beautiful Northside and 4) A Better Northside Infrastructure. Out of these unifying elements, nine were prioritized by area residents and became the primary focus of improvements within the community.

Of the nine (9) prioritized recommendations, eight (8) were effectively implemented between a one (1) and twelve (12) year time frame as outlined in **Table 1** below. The timeframe for implementation is important to remember when developing a Neighborhood Plan where not all prioritized elements can be implemented at once. However, if provided within the community's blue print as a prioritized element, recommendations are more likely to become enacted as funding becomes available where recommendations that take a longer time to fully implement usually require a greater level of preparatory work.

Prioritized recommendations are summarized below.

Table 1: 2000 Northside Neighborhood Plan – Prioritized Recommendations			
Priority Action	Strategy	Enacted (Y/N)	If implemented, what actions were taken? If not, what were the inhibitors?
1	Promote the repair of deteriorating residences so they meet minimum code standards and to improve the quality of life of current residents. Seek financial assistance as necessary from external resources. <i>(Help qualified, needy residents to repair homes.)</i>	Y	From 1-2-2000 to 11-15-2011, 70 code enforcement cases were found on building maintenance in the Northside Neighborhood. Harris County has various Home repair programs for residents of the targeted areas. The City encouraged the residents to repair deteriorating structures through funding provided by the Harris County Community Services Department. Applications are available at Harris County website and can be picked from the La Porte City Hall. Applications will be made available at the Jennie Riley Center for the area resident convenience.
2	Investigate ways to increase transportation services to residents; assist the residents with information on public agency transportation. <i>(Investigate ways to assist needy residents with transportation.)</i>	Y	On October 11, 2010, The City of La Porte and Harris County Community Development entered into an agreement under which La Porte would provide matching funds to the county, which would provide certain fixed bus service to the citizen of La Porte. This bus route also includes Northside Neighborhood and residents are utilizing this public transport at will. Bus service is continuous and remains active till next year when up for renewal. Bus stop is located just across the Jennie Riley Center.
3	Through the City's Dangerous Buildings Program or with owner approval and participation, systematically remove residences and dilapidated, unoccupied structures over a period of time. <i>(Remove buildings that can't be repaired with owner approval or through City's Dangerous Buildings Program.)</i>	Y	Beginning from 1-1-2000 to 11-15-2011, 70 demolition permits were pulled for the removal of dilapidated structures in the Northside Neighborhood.

Table 1: 2000 Northside Neighborhood Plan – Prioritized Recommendations

Priority Action	Strategy	Enacted (Y/N)	If implemented, what actions were taken? If not, what were the inhibitors?
4	Install street lighting according to a lighting plan that provides adequate safety for the residents; enhance with private security lighting. (Install street environment lights where needed plus increase private lighting.)	Y	No record found on addition of the streetlights in the neighborhood however, street lights were continuously maintained throughout the 12 year period leading up to the 2012 Update. Residents noted that to date lighting is adequate, and additional lighting is no longer a prioritized concern – unless intended for aesthetic/decorative lighting.
5	Consider promoting E Street as a buffer between the residential and general commercial zoning districts of the Northside neighborhood Northside neighborhood. (Turn E boundaries. Street into public park space.)	Y	E Street Linear Park is in place which serves as a buffer between the residential and commercial/industrial uses along Barbour's Cut Blvd.
6	Increase pressure on criminals by encouraging property owners to provide La Porte Police Department with affidavits approving their enforcement of trespassing ordinances on private property. ("No trespassing" affidavits for Police.)	N	No Police affidavits found for enforcement of trespassing ordinance. However, police beefed up patrol and their presence decreased places where crime occurs in the neighborhood.
7	Draft and construct a consistent plan for sidewalks. (Develop a plan for putting infrastructure 7 City, Civic Club sidewalks where needed.)	Y	The City constructed sidewalks at the following locations: A. 300 block of North 6th Street – 500 sq.ft. B. North 6th @ Madison – 600 sq.ft. C. 115 North 2nd – 548 sq.ft. D. 300-308 W. Main Street – 1,286 sq.ft. E. 400 block of North 6th - 1,524 sq.ft. Annual Sidewalk program is a continuous process and sidewalks will be added per plan or as needed.
8	Consider creating a community development corporation charged with the mission to develop businesses, jobs and new housing opportunities for the Northside area. (Create a Community Development Corporation to work on: jobs, training, housing, business, development, marketing)	Y	Main Street Advisory Board was created to develop businesses, jobs, and enhance economic development in the area. Northside residents, LA Porte Civic Club, religious and other business leaders were involved to work on strategies for providing more business opportunities, eventually create jobs for the area residents. Task force was created to get technical assistance and other funding resources from other governmental entities.
9	Encourage neighborhood property owners and tenants to maintain their properties, keeping them debris and litter free, lawns neatly trimmed and homes and garages repaired. (Reward people who keep their properties clean and tidy; give help to those who need help.)	Y	In an effort to clean up the area and have a safer/healthy environment, City registered 497 cases of weeds and 419 cases for debris removal.

II b. Northside Neighborhood Site Evaluation:

To better understand how the needs of the community have changed over the last several years, it is important to evaluate the basic changes that have occurred within the community over the last decade, as well as the area's general background.

Study Area Boundary:

The northern portion of the study area is bordered by *Barbour Cut* (**Exhibit 1**). This road caters to surrounding industrial land uses with traditionally wide lanes and little to no pedestrian amenities. *Broadway* and *8th Street* provide the East and Western boundaries of the study area servicing both residential and industrial properties alike. *Broadway*, however, shares similar roadway traits with *Barbour's Cut* where as *8th street* is more residential in nature providing access to S.H 146 and its related feeder road. *Main Street* boarder's the Southern half of the study area and

is dominated by commercial use properties and is part of the La Porte's historic Main Street initiative which seeks to restore this once vibrant corridor as a thriving downtown community.

Population Growth

According to the 2000 Plan, the Northside community experienced decline over the years while the rest of La Porte continued to see increased growth. Over the last 10 year, however, the population of Northside has remained relatively constant, with an only slight, but moderate decline of 8 people, or roughly 1%. However, evidence of new residents moving into the community is apparent as the

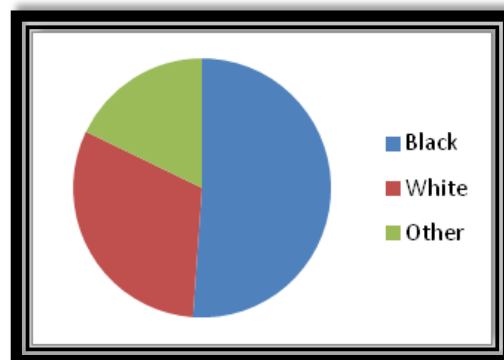
Exhibit 1: Community Boundaries



community continuously diversifies retaining its larger African American presence while incorporating other races within the area (**Exhibit 2**).

Similarly, demographic information provided by the US Census indicate a strong retention among the community's working age population with percent increase of 16%, 33%, and 3% of person aged 20-34, 55-64 and 65+, respectively. Another indication that the community is growing is seen in the recorded number of households as provided by the US Census which rose by 57 units between the 2000 and 2010 Census.

Exhibit 2: Demographics



Land Use & Zoning:

As depicted in **Exhibit 1**, the Community also offers residents a number of residential amenities which further reinforces the area's commitment to continued growth and revitalization including the highly active Jennie Riley Community Center which houses multiple recreational activities for the youth of the area as well as a primary meeting facility for the La Porte Community Civic Club. Northside also maintains two (2) centralized parks directly adjacent to the Jennie Riley Community Center, as well as a linear park which runs the length of E Street and is a direct result of the 2000 Plan. Finally, the Northside Neighborhood is home to not one (1), but seven (7) vibrant churches sprinkled throughout the southern half of the study area attracting parishioners from within the community as well as residents throughout the City of La Porte.

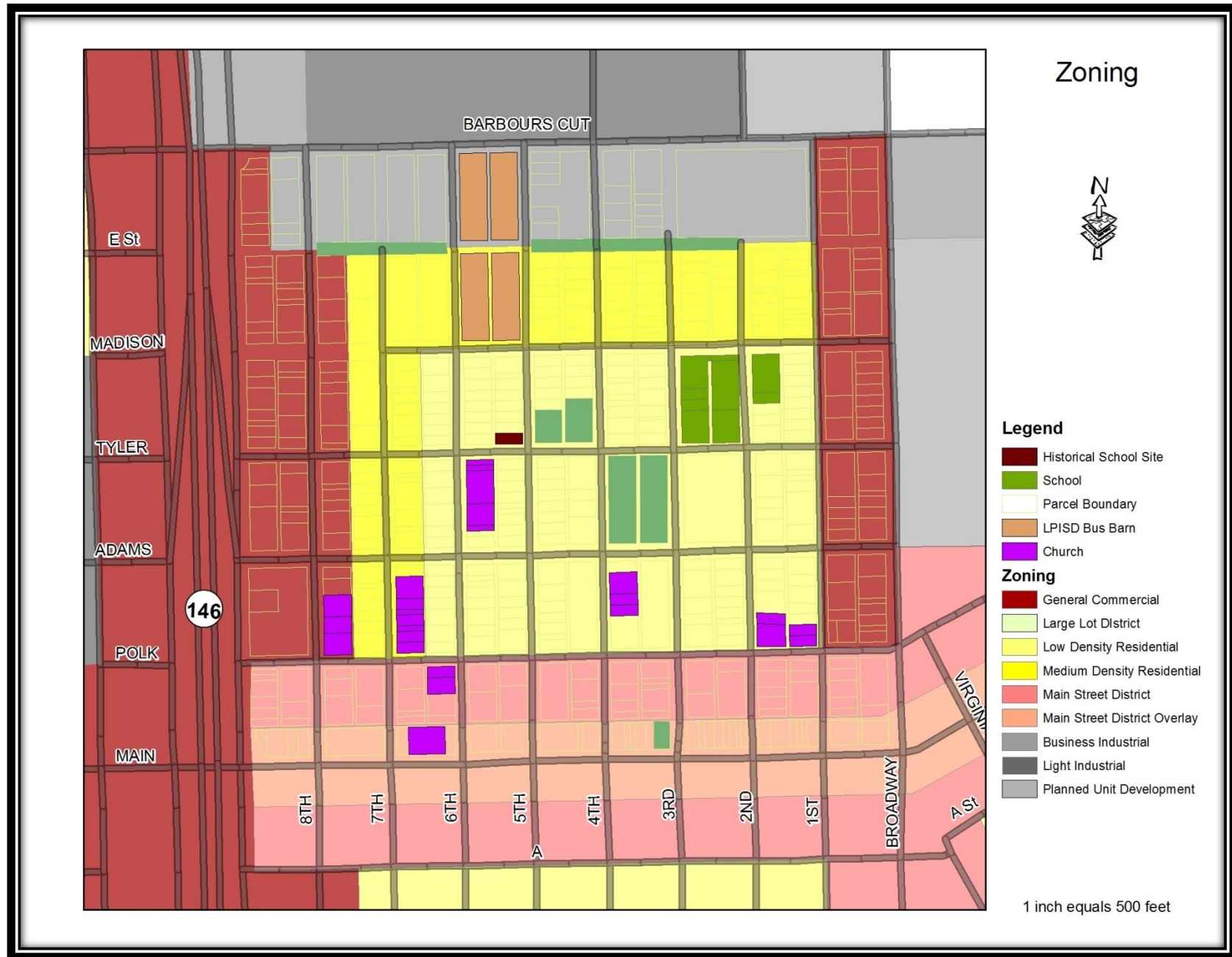
The historical significance of the Northside Neighborhood is also prominent and lends to the area's strong sense of heritage. As reported in the 2000 Plan, the first school dedicated to African-American Students is located on the corner of Tyler and N. 5th Street. Although the school ceased to exist in 1964 with the advent of integration, the school still signifies a pillar of pride in the community.

Medium Density Residential makes up the perimeter of the residential boundary while Low Density Residential is more characteristics of properties directly adjacent to the Jennie Riley Community Center; General Commercial, Business Industrial and Light Industrial and the Main Street District line the outmost boundary of the study area (**Exhibit 3**). To provide a better indication of the state of these land uses, all parcels were inventoried and, where a lack of structure were noted, vacant or unused parcels of land were noted. As depicted in **Table 2**, the study areas two (2) primary land uses – residential and commercial – maintain a large number of vacant or unused spaces.

Table 2: Vacancy Inventory

Zone & Status	Count	Acres
Residential	162	22.3265
Residential Vacant	104	17.8636
Commercial	112	27.2445
Commercial Vacant	77	18.5522
Church	27	5.1472
School	8	2.9413
Parking Lot	3	1.891
Park	8	0.8609
	501	

Exhibit 3: Northside Neighborhood Zoning Map



II c. Community Involvement & Prioritization of Recommendations

The success of Northside starts with the continued interaction, support and motivation from the population in which it serves. As such, the 2012 Northside Neighborhood Plan Update serves as a direct reflection of the neighborhood. To ensure continued and ample participation within this planning process, the project timeline reflects three key public meetings which were timed to reflect: a) the start of the project, b) recommendation development, and c) final recommendation approval to ensure public wants and needs were adequately reflected. Similarly, all neighborhood meetings were held in the heart of the community at the Jennie Riley Community Center which is within walking distance to all residential households, and provides for sufficient bus and parking accommodation for those citizens who may not currently reside within neighborhood boundaries but still maintain a vested interest in Northside's overall success.

Sign-in sheets were used to track participation. Where possible, residents providing email addresses were notified via email regarding upcoming meetings as well as meeting minutes. Where email was not available, fliers, as well as summary tables were provided at the Jennie Riley Community Center and posted on the City's website.

A summary of the Community Process is provided below:

A. Kickoff Meeting

November 10, 2011

The purpose of the Northside Neighborhood Kickoff meeting was to introduce the concept of a neighborhood plan, understand the importance of the 2000 Plan as it relates to this Plan Update, and solicit feedback from the community concerning what needs to be done next.

To assist with initial discussions, topic areas were divided into five main categories and include Land Development, Infrastructure, Transportation, Urban Design and Community Engagement. After a short presentation, the floor was open for discussion. Maps, were also provided where area residents were able to illustrate concerns or recommendations spatially.



Image 1: Concerned Citizens discuss potential improvements for Northside.

Kickoff meeting discussion points were compiled and are as summarized in **Table 3**. Although all comments were used to draft final recommendations, the main themes employed from the provided list include the preservation of the community's heritage and strengthening of its culture by investing in community youth, the adult workforce, and general infrastructure as it relates to the aesthetic appeal and overall functionality of the neighborhood.

Table 3: What We Heard – Kickoff Meeting Results

Category	Community Comments
Land Development	<ul style="list-style-type: none"> - Alleviation from building code violations (use money towards building repair) - Address impacts on property taxes associated with (re)development. Provide protection for existing residents - Better develop the park at 5th and Tyler
Infrastructure	<ul style="list-style-type: none"> - Add sidewalks for the entire length of 4th and 5th street (primary gateways) from Main to Madison - Increase connectivity between: Schools, Churches, Parks & Community Center
Transportation	<ul style="list-style-type: none"> - Better advertise buses by developing a brand or transit Logo & related, well-advertised route map - Construct bus shelter - Extend San Jacinto Trail to E Street Linear Park
Urban Design	<ul style="list-style-type: none"> - Continue street light maintenance & enhance current appearance - Continue to encourage home repair and maintenance - Encourage infrastructure designs that increase neighborhood appeal and sense of “home” i.e. no barbed wire fences & screen dumpsters
Community Engagement	<ul style="list-style-type: none"> - Continue to build relationship with city police department - Provide more activities for the community youth (i.e. splash pad) - Incorporate tutoring and vocational skill training at the community center

Utilizing the information presented during the Kickoff meeting a series of site visits were conducted. The purpose of these visits were to:

- 1) Confirm some of the Land Development, Infrastructure, Transportation and Urban Design concerns
- 2) Get to know area residents and discuss some of the Community Engagement issues
- 3) Identify any additional area for improvement

All concerns voiced during the kickoff meeting were confirmed during site visits, and as such rolled over to the next phase of the planning process.

B. Prioritization Meeting

January 24, 2012

Utilizing all data collected from the past plan evaluation, site evaluation and the Neighborhood Kickoff meeting, a list of 48 recommendations were developed based on the five (5) categories as previously discussed. Recommendations were evaluated by City Staff and confirmed by area District Council members to ensure adequate representation of community concerns. Similarly, all provided recommendations were evaluated to ensure compliance with the City of La Porte’s Comprehensive Plan which is currently in draft form and expected to be finalized within the 2012 timeframe.

Each recommendation was discussed at detail, and further summarized within a Prioritization Matrix which defined the intent of the recommendation, its related benefit as well as a list of potential responsible parties for implementation. A sample of the Prioritization Matrix is available for review in **Appendix A.**

All recommendation presented during the Prioritization Meeting were accepted and approved by meeting participants. However, participants were also asked to rank recommendation by order of importance. This activity not only forced participants to really understand each recommendation, but more importantly, compare and weigh the importance of recommendation against each other. With 48 recommendation insight, this activity resulted in the identification of those recommendations that are most important to the Northside Neighborhood.



Image 2: Maps were used to demonstrate certain strengths, opportunities and weaknesses of the community.

Table 4: Prioritization Matrix Guidelines

Categories	Total Number of Recommendation	Number of Prioritized Recommendations Allowed
Land Development & Redevelopment	14	5
Infrastructure	5	2
Transportation	6	2
Urban Design	10	5
Community Engagement	13	6
Total	48	20 (final list = 25*)
*The intention of this process was to prioritize only 20 recommendations based on votes received by the public. However, where one or more recommendations received the same number of votes, all resulting recommendations were carried over. As a result, the final number of prioritized recommendations – as defined by the public – is 25.		

Prioritization Matrixes were turned in at the completion of the January 24, 2012 meeting. Participants that needed more time were allowed to submit final hard copies of the matrixes to local planning staff at City of La Porte offices.

Due to the level of interest and excitement generated by the provided recommendations, area City Council Members and other local community leaders, recommended that additional time be provided to area residents for additional feedback. To ensure ample opportunity for feedback, Prioritization Matrixes were made available by:

- A. Electronically via City Website
- B. Hardcopies made available at the Jennie Riley Community Center
- C. 90 printed copies distributed to area residents

Final deadline for submission was March 5, 2012.

C. Results Meeting

March 29, 2012

The purpose of the Northside Neighborhood Results Meeting was to summarize selected recommendations the Prioritization Matrix as discussed during the January 24th meeting.

Comments were summarized based on the five general categories as previously discussed including: Land Development & Redevelopment, Infrastructure, Transportation, Urban Design and Community Engagement. Results are summarized in **Table 5**, below.

Results are summarized below:

Table 5: Summary of Priority Matrix Findings		
Category	Total Votes	Top Ranked Recommendations
Land Development & Redevelopment (LD & RD)	90	<ol style="list-style-type: none">1. Community Attraction: Conduct feasibility study for Splash Pad Development (Rec. #4)2. Historic Preservation: Incorporate historic African American School as a part of the proposed brochure to be produced by the La Porte Heritage Society and distributed at the Old Depot Museum and other locations around town (Rec. # 2)3. Housing: Continue to Market Northside Community for affordable single-family residential development to responsible builders (i.e. Habitat for Humanity or Home Grant Programs by Harris County) (Rec. #6)4. Commercial Development: Investigate the possibility of incorporating a keystone commercial business at the corner of 4th and Main to continue reinforcement of Main Street redevelopment efforts (Rec. #5)5. Historic Preservation: Work with La Porte Heritage Society and the Order of Eastern Light to renovate and reestablish the historical significance of La Porte's first African American School (Rec. #1)
Infrastructure	36	<ol style="list-style-type: none">1. Drainage: Continue to maintain ditches and culverts on an as-needed basis (Rec. #19) <p><u>Tie – 2nd Ranked Priority:</u></p> <ol style="list-style-type: none">2. Bike Lanes: Extend San Jacinto Trail via a shared use path along 3rd and 4th St incorporating two-way bike traffic to and from the community center (Rec. # 18)2. Sidewalks: Complete Sidewalk network on 3rd Street between Tyler and Madison Streets; continue sidewalk connections on 4th Street where appropriate on Tyler St for increased east-west connection (Rec. # 17)

Table 5: Summary of Priority Matrix Findings		
Category	Total Votes	Top Ranked Recommendations
Transportation	35	<p>1. Wayfinding: Establish wayfinding signs at key locations which indicate locations of the linear park (and associated parking), community center, Historical Landmark (1st African American School) and future area attraction (splash pad or other). Recommended locations include: Jennie Riley Community Center and primary corridor entrances along Main Street (Rec. #20)</p> <p><u>Tie – 2nd Ranked Priority:</u></p> <p>2. Bus Shelters: Construct bus shelters at current bus stop locations (Rec. # 21)</p> <p>2. Barbours Cut: Beautify median and right-of-way on Barbours Cut Blvd Cut Blvd with assistance from the Houston Port Authority and Harris County (Rec. #25)</p>
Urban Design	85	<p>1. Landscaping: Eliminate the use of barbed wire fencing (i.e. La Porte ISD Properties & Industry) (Rec. #30)</p> <p>2. Landscaping: Continue to clear underbrush and debris from vacant lots (Rec. #31)</p> <p>3. Landscaping: Extend vegetative buffer at children's park at the corner of Tyler and 4th Street to incorporate park space leading up to Tyler and 5th St. Vegetative buffer to mimic event center parking which is located across the street from the park. (Rec. #27)</p> <p>4. Rezone: Rezone residential properties to less dense R1 developments; allow for R2 demonstration projects for continued diversity of housing stock. Based on outcome of demonstration projects, re-evaluate future the potential of R2 developments (Rec. #34)</p> <p>5. Landscaping: Incorporate minimum landscaping requirements in business industrial, general commercial and residential properties. (Rec. #26)</p>

Table 5: Summary of Priority Matrix Findings		
Category	Total Votes	Top Ranked Recommendations
Community Engagement	93	<ol style="list-style-type: none"> Youth Program: Encourage the establishment of a Child Safety/Dare Summer Camp to institutionalized as a yearly program in joint cooperation between the La Porte Police & Parks and recreation department (Rec. #41) Continued Police Presence: Support the establishment of a "Police Drop-in Center" at the Jennie Riley Community Center as currently under development by the City of La Porte Police Department (Rec. #40) Community Development Corporation: Expand Community Development Corporation to include the development of businesses, jobs and enhanced economic and development into the Northside Neighborhood (Rec. #45) Workforce Training Program: Utilize the Three Track Training program offered by Harris County for Target Area Non-Profit Organizations (Rec. #46) Community Outreach: Encourage community ownership and sense of responsibility for continued success and revitalization via a continuous "Adopt a Street Program" utilizing participation of local churches (Rec. #36)

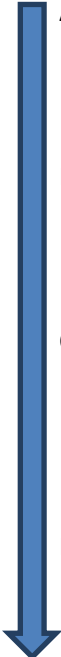
All prioritized recommendations were supported by meeting participants, and an excitement was in the air. With representation from the local multifamily development located within the neighborhood as well as long time neighborhood residents concerned about the preservation of the African American School, the intention of this meeting evolved as community residents started to brainstorm among themselves, taking renewed ownership of their community and now prioritized recommendations.

III. Resulting Recommendations

Prioritized recommendations are a direct representation of the needs and wants of Northside Community. Although all recommendations play a key role in the redevelopment and revitalization of Northside, the speed in which each recommendation is enacted depends greatly on:

- 1) Budget and Funding Resources
- 2) Identification and Participation by Community Champions, the City, Non-Profits, and the like
- 3) Overall size of projects and related preparatory work required for implementation
- 4) Urgency

Each prioritized recommendation was evaluated against the three (3) restrictive traits as defined above, and based on the nature of the recommendation were categorized for implementation in the short, medium and long terms timeframe where:

- 
- A. Short Term (**Table 6 - Green**):
 - a. Implementation goals that can be met within one (1) to five years (5).
 - b. Amendable with expected budget constraints
 - c. Provide for the greatest impact (aka – biggest bang for your buck!)
 - B. Medium Term (**Table 7 - Yellow**)
 - a. Implementation goals that can be met within five (5) to ten years (10).
 - b. More in depth planning/resources/coordination required
 - c. High community backing/non-controversial
 - C. Long Term (**Table 8 - Red**)
 - a. Implementation goals to be reached in 10+ years
 - b. To be reevaluated with next plan update
 - c. Continuous
 - d. Should be in implementation today and continued throughout.
 - D. Continuous (**Table 9**)
 - a. Are already in practice today, and should be encouraged as an essential part of this redevelopment and revitalization effort.

Resulting implementation timelines are summarized in Table 6-9 below. For a full description of recommendations including general compliance with La Porte's Comprehensive Plan and more detail regarding area benefits, refer to **Appendix A** of this Plan.

A. Short Term Recommendations (1-5 Year Implementation): The majority of recommendations prioritized by the Northside Neighborhood fall within the short term implementation timeline. Recommendations within this timeframe are intended to make the largest impact for the community in the shortest amount of time where certain infrastructure projects – like the addition of a bike lane or completion of a sidewalk – provide for significant *visual* impact within the community highlighting the City’s commitment to the successful implementation of this Plan. Other recommendations, such as the utilization of the existing Three-Track Training Program, take advantage of existing City programs and past document development that, although not currently utilized by the community, can be easily implemented at little or no cost.

However, as stated above, the sense of *Urgency* was also used to evaluate which recommendations should be suggested for implementation within the short term. The first African American School of La Porte is housed within the community of Northside. It represents the historical significance of not just this community, but La Porte as a whole. At the time of publication of the 2000 Plan, the school house structure was in acceptable condition. However, after only 12 years rot is apparent, the ceiling is starting to sink, and the once apparent sidewalk leading up to the historical marker is anything but apparent; if the community does not act now, this key stone landmark will not survive to the next phase of implementation.

Table 6- below provides a brief summary of each recommendation. For full versions, please see Appendix A where benefits of each recommendation are expanded on and relation to the City of La Porte’s Comprehensive Plan are identified. **“Rec.”**, as identified within the

Table 6: Short Term Implementation				
Rec.*	Short Term Action Recommendations (1-5 Years)	Category	Strategy	Potential Partners
1	Work with La Porte Heritage Society and the Order of Eastern Light to renovate and reestablish the historical significance of La Porte's first African American School.	LD & RD	Historical Preservation	La Porte Heritage Society, Order of Eastern Light, Economic Development Council
2	Incorporate historic African American School as a part of the proposed brochure to be produced by the La Porte Heritage Society and distributed at the Old Depot Museum and other locations around town.	LD & RD	Historical Preservation	La Porte Heritage Society, Order of Eastern Light, Economic Development Council

Table 6: Short Term Implementation

Rec.*	Short Term Action Recommendations (1-5 Years)	Category	Strategy	Potential Partners
3	Consider updating the African American school historical marker in accordance with other historical markers as managed by La Porte's Heritage Society.	LD & RD	Historical Preservation	La Porte Heritage Society, Order of Eastern Light, Economic Development Council
17	Complete sidewalk network on 3rd St between Tyler and Madison Streets; continue sidewalk connections on 4th St and where appropriate on Tyler St for increased East-West connection.	Infrastructure	Pedestrian Amenity	City of La Porte
18	Extend San Jacinto Trail via a shared use path along 3rd and 4th Street incorporating two-way bike traffic two and from the community center neighborhood park, basketball court, and linear park.	Infrastructure	Pedestrian Amenity	City of La Porte - Parks and Recreation
21	Construct bus shelters at current bus stop locations	Transportation	Bus Shelters	City of La Porte ; Harris County Transit
22	Design a branding logo to be placed on current operating buses. Given the relative infancy of the bus system, many residents are unaware of this current transportation option	Transportation	Branding	City of La Porte - Public Works; Harris County Transit
23	Recognize 4th & 5 th streets as primary corridor off of Main Street and 1st & 8th Streets as the primary corridors off of Barbours Cut	Transportation	Primary Corridor	City of La Porte - Public Works
27	Extend vegetative buffer at children's park at the corner of Tyler and 4th Street to incorporate park space leading up to Tyler and 5th St. Vegetative buffer to mimic event center parking which is located across the street from the park.	Urban Design	Landscaping	City of La Porte
34	Rezone residential properties to less dense R1 developments; allow for R2 demonstration projects for continued diversity of housing stock. Based on outcome of demonstration projects, re-evaluate future the potential of R2 developments	Urban Design	Rezone	Planning and Zoning Commission
36	Encourage community ownership and sense of responsibility for continued success and revitalization via a continuous "Adopt a Street Program."	Community Engagement	Community Ownership	Community Churches, Civic Club, Economic Development Corporation
38	Investigate the possibility of assisting apartment residents to organize a tenants association to work cooperatively with the owner/manager to improve living conditions and reduce crime. (Help apartment owners to organize)	Community Engagement	Multifamily Improvement	Civic Club, Economic Development Corporation
39	Recognize past commitment of law enforcement within Community. Continue to grow relationship between community residents and the Police Department concerning the nature of crimes when they occur, the steps/actions police officers can and cannot lawfully take in response to crimes, and possible creative cooperative solutions to prevention and eradication impasses.	Community Engagement	Continued Police Presence	Civic Club, City of La Porte - Police Department, Economic Development Corporation

Table 6: Short Term Implementation

Rec.*	Short Term Action Recommendations (1-5 Years)	Category	Strategy	Potential Partners
40	Support the establishment of a "Police Drop-in Center" at the Jennie Riley Community Center as currently under development by the City of La Porte Police Department.	Community Engagement	Continued Police Presence	City of La Porte - Police Department; City of La Porte - Parks and Recreation
41	Encourage the establishment of a Child Safety/Dare Summer Camp to institutionalize as a yearly program in joint cooperation between the La Porte Police & Parks and recreation department.	Community Engagement	Youth Programs	City of La Porte - Police Department; City of La Porte - Parks and Recreation
46	Utilize the Three Track Training program offered by Harris County for Target Area Non-Profit Organizations	Community Engagement	Work Force Training	City of La Porte, Interested Nonprofit organizations
47	Initiate a Code Enforcement Amnesty Program which help to alleviate the penalty fees associated with prior code violations. Where properties meet all City Codes and Ordinances and where property is not subject to foreclosure, eligible property owners will be required to pay only a percent of the total fee owed.	Community Engagement	Code Enforcement	City of La Porte Planning Department – Code Enforcement
<p>"Rec" is representative of the original recommendation as presented within the Prioritization Matrix and as ranked by the public (Appendix A). All recommendations are available for further review within in Appendix A where additional benefits of each recommendation are expanded upon and relation of the recommendation to the City of La Porte's Comprehensive Plan are discussed.</p>				

- B. Medium Term Recommendations (5-10 Year Implementation):** Medium term recommendations are representative of project types that while important to the community, may require additional research in terms of feasibility and support in terms funding. For example, a Splash Pad is a great amenity providing needed activity for the community youth, is an attractor of La Porte residents into the community, and enhancing general feel of the public realm. However, where a Splash Pad is constructed depends greatly on existing utilities, such as water lines, and square footage available for construction. However, that is not to say a Splash Pad is not appropriate for short term implementation should the opportunity arise.

Table 7: Medium Term Implementation

Rec.*	Medium Term Action Recommendations (5-10 Years)	Category	Strategy	Potential Partners
4	Conduct feasibility study for Splash Pad Development. Development of a splash pad is an integral process that takes continued support from the City and private investors alike. Tomball and Longview have successfully implemented steps towards full development of these type of facilities and should be contacted for more information.	LD & RD	Community Attraction	City of La Porte, Parks and Recreation, Economic Development Corporation
20	Establish wayfinding signs at key locations which indicate locations of the linear park (and associated parking), community center, Historical Landmark (1st African American School) and future area attraction (splash pad or other). Recommended locations include: Jennie Riley Community Center and primary corridor entrances along Main Street.	Transportation	Wayfinding	City of La Porte - Public Works; Civic Club; Economic Development Corporation
5	Investigate the possibility of incorporating a keystone commercial business at the corner of 4th and Main to continue reinforcement of Main Street redevelopment efforts	LD & RD	Commercial Development	La Porte Bay Shore Chamber of Commerce
45	Expand Community Development Corporation to include the development of businesses, jobs and enhanced economic and development into the Northside Neighborhood. This effort is intended to reinforce rejuvenation efforts currently taking place on Main Street.	Community Engagement	Community Development Corporation	City of La Porte; Main Street Advisory Board
47	Initiate a Code Enforcement Amnesty Program which help to alleviate the penalty fees associated with prior code violations. Where properties meet all City Codes and Ordinances and where property is not subject to foreclosure, eligible property owners will be required to pay only a percent of the total fee owed.	Community Engagement	Code Enforcement	City of La Porte Planning Department - Code Enforcement

"Rec" is representative of the original recommendation as presented within the Prioritization Matrix and as ranked by the public (**Appendix A**). All recommendations are available for further review within in **Appendix A** where additional benefits of each recommendation are expanded upon and relation of the recommendation to the City of La Porte's Comprehensive Plan are discussed.

- C. Long Term Recommendations (10⁺ Year Implementation):** Long term recommendations represent those implementation projects that the City, community and other local entities do not have direct control over in terms of project implementation. In the case of Barours Cut, the beatification of this corridor and implementation of pedestrian friendly amenities is dependent upon appropriations and project identification by TxDOT. As such the longevity of this recommendation must be proficient, and if not implemented before the next plan update, should be carried over to future plans and reevaluated as the Northside continues its evolutionary process.

Table 8: Long Term Implementation				
Rec.*	Long Term Action Recommendations (10 ⁺ Years)	Category	Strategy	Potential Partners
25	<p>Beautify median and right-of-way on Barbours Cut Blvd Cut Blvd with assistance from the Houston Port Authority and Harris County.</p> <p>Barbour's Cut is dominated by large truck traffic, and offers a predominately industrial atmosphere. Vegetated medians signal to traffic that the nature of the street is in transition from a industrial roadway to one that caters to a more refined business park atmosphere and residential community at this particular stretch along the corridor.</p>	Transportation	Barbours Cut Blvd.	City of La Porte, Parks and Recreation, Economic Development Corporation
<p>"Rec" is representative of the original recommendation as presented within the Prioritization Matrix and as ranked by the public (Appendix A). All recommendations are available for further review within in Appendix A where additional benefits of each recommendation are expanded upon and relation of the recommendation to the City of La Porte's Comprehensive Plan are discussed.</p>				

- D. Continuous Recommendations:** These recommendations are carried over from the 2000 Plan, and have been enacted, but need to continue and improve upon within the community. The Northside area is traditionally a community comprised of single family homes. Although recommendations have been made to improve upon this idea, the emphasizes of this area as a community for the community is one that will not be compromised, and as such this recommendations has been prioritized and carried over to this Plan Udate. Similarly, the continued maintenance of ditches and culverts as well as continued clearing of underbrush and debris from vacant lots is an essential in the enhancement of the area’s aesthetic appeal and continued deterrent of unwanted crime.

Table 9: Continued Implementation

Rec.*	Continued Recommendations	Category	Strategy	Potential Partners
6	Continue to market the Northside community for affordable, predominately single residential development to responsible builders such as Habitat for Humanity	LD & RD	Housing	City of La Porte
19	Continue to maintain ditches and culverts on an as-needed basis.	Infrastructure	Drainage	City of La Porte
28	Continue to clear underbrush and debris from vacant lots.	Urban Design	Landscaping	Property owners, Civic Club, Service Organizations, Adopt-a-Street Program
39	Recognize past commitment of law enforcement within Community. Continue to grow relationship between community residents and the Police Department concerning the nature of crimes when they occur, the steps/actions police officers can and cannot lawfully take in response to crimes, and possible creative cooperative solutions to prevention and eradication impasses.	Community Engagement	Continued Police Presence	Civic Club, City of La Porte - Police Department, Economic Development Corporation

“Rec” is representative of the original recommendation as presented within the Prioritization Matrix and as ranked by the public (**Appendix A**). All recommendations are available for further review within in **Appendix A** where additional benefits of each recommendation are expanded upon and relation of the recommendation to the City of La Porte’s Comprehensive Plan are discussed.

E. Non Prioritized Recommendations: There are a number of recommendations that ,although important, did not make the prioritization list as identified by the three(3) community meetings previously defined. However, that is not to say these recommendations are not warranted, and instead should be considered when appropriate within the short, medium or long-term timeframe. In fact, most of the non-prioritized recommendations directly relate or – in some cases – appended to those previously prioritized. The following table works to identify this association as well as provide a blueprint for implementation of recommendations if so warranted during the life span of this document. However, if the opportunity for implementation never materializes it is recommended that the below recommendation be incorporated or carried over to all future plans where appropriate.

Term	Non-Prioritized Recommendations	Category	Strategy	Potential Partners	Associated Rec.
Short	Encourage continued effort by Habitat for Humanity and others to build high quality, affordable housing within through public-private partnership programs.	LD & RD	Affordable Housing	Bayou Housing Partners, Habitat for Humanity, City of La Porte.	6, 34
Medium	Encourage a mix of housing options within the community (i.e. Low Income Housing, Workforce Housing, Market Housing, etc.)	LD & RD	Diverse Housing Stock	City of La Porte	34
Medium	Investigate potential development problems of vacant lots such as title problems, land contamination problems, etc.	LD & RD	Housing Inventory	City of La Porte Department of Urban Planning; Dayton, OH model Program	6, 34
Short	Seek to match lot owners with prospective homebuilders and homebuyers.	LD & RD	Affordable and Workforce Housing	Civic Club (Community Development Corporation)	6, 34
Continued	Continue to provide down payment assistance through existing publicly funded programs (i.e. SETH and Harris County).	LD & RD	Affordable and Workforce Housing	Community Development Corporation; SETH; Harris County Community Development Department	41
Long	Explore potential incorporation of vacant La Porte ISD properties into the community fabric	Urban Design	Housing	La Port ISD; City of La Porte	6, 34

Medium	Increase water infrastructure for potential development of future housing and/or community attractions	Infrastructure	Water Infrastructure	City of La Porte - Public Works	4
Medium	Position bike racks outside the Community Center and when built, the proposed community attraction (To mimic Charles Walker Center bike racks)	Transportation	Bike Racks	City of La Porte - Parks and Recreation	17, 18, 21
Medium	Encourage the development of community gardens throughout the Northside as a means for reclaiming property that is currently being abused by the criminal element for drug activity. (Potential location at Adams and Second Street)	Community Engagement	Community Ownership	Civic Club, Texas Agricultural Extension Service, Urban Harvest, Economic Development Corporation, La Porte Chamber of Commerce, churches, food pantries and others	36
Short	Establish mechanism to identify children of special or at risk tendencies that would best benefit from certain educational and/or mentoring programs	Community Engagement	Youth Programs	La Porte ISD; Jennie Riley Community Center	40, 41
Long	Develop summer long camp in coordination with the Jennie Riley Community Center	Community Engagement	Youth Programs	La Porte ISD; Jennie Riley Community Center	41
Short	Continue to utilize educational materials produced by nonprofits to educate first time homebuyers. The City incorporate this educational program within one of its existing departments for continued monitoring..	Community Engagement	Homebuyers Education	City of La Porte, Civic Club	45, 46
Short	Incorporate a Housing Assistance and Resources on City's current webpage Website should include: to include links to housing assistance programs offered by City, County and State; educational programs and training time, dates and locations; application materials where appropriate.	Community Engagement	Website Incorporation	City of La Porte	45, 46
Short	Designate primary contact within City Staff to maintain and monitor housing assistance programs.	Community Engagement	Staff Development	City of La Porte	45,46
Short	Train volunteer code enforcement officers to help track code violations and illegal dumping, notify property owners, and provide information to property owners about bringing properties into compliance. Contact City of Pearland, Texas for more information regarding their existing program.	Community Engagement	Community Engagement	Planning Department - Code Enforcement; Local Community Leaders; Civic Club, Churches and others	47

III. Implementation Tools and Resources

Defining recommendations in a short, medium, long term and continuous time frame helps establish a timeline for implementation. However, in addition to strong, community backed recommendations and a feasible timeline, implementation is dependent upon not only the continued interaction of the community, but also an array of tools to help get provided recommendations on the ground – besides, what good are these recommendations if we can't use them!

III a. Implementation Resource Examples

Table 10, below, provides a brief introduction to types of tools available to solicit monies for identified projects, ensure protection and property rights of current residents as the community continues its continuous evolution of redevelopment and revitalization, as well as an introduction to potential partnering organization equipped with the means, experience and technical expertise required for the successful implementation of some of the more complex recommendations identified in the previous section.

Table 10: Implementation Resource Examples				
	Funding Options	Existing	New	Description
1	Tax Freeze		x	Freezing the property taxes of longtime existing residents in gentrifying communities can help keep them from being driven out by escalating property taxes. A model program in the District of Columbia offers tax abatements tied to the production of a certain percent-age of affordable housing and freezes the property taxes of longtime residents to stem the negative affects of gentrification.
2	Tax Increment Financing (TIF)	x		TIF directs the additional revenue that will be generated by new development in an urban area directly to that development, rather than back into the city's general revenue stream. It provides an excellent method of financing needed infrastructure improvements.
3	Infrastructure Finance District (IFD)		x	Homeowners living in an IFD are assessed a fee that is used to finance infrastructure improvements in their community. An IFD is similar to a TIF district, except that homeowners fund the improvements. As a model program, the group cited Prince George's County, Maryland, where certain areas have been designated as IFDs. Residents of these areas pay an additional assessed fee to fund infrastructure improvements.

Table 10: Implementation Resource Examples

	Funding Options	Existing	New	Description
4	Personalized Pavers		x	<p>Personalized pavers have been used as a fundraising mechanism for city funded projects across Texas and should be considered for certain recommendations such as the development of the local area attraction (i.e Splash Pad). The City of Kyle, Texas is similar to La Porte in many ways and has implemented such as program in the past.</p> <p>For more information see, http://www.cityofkyle.com/library/personalized-library-pavers-new-library</p>
5	Honor Plaques		x	Create eternal life monuments throughout the Northside area where recommended historic street lights, sidewalk improvements or other needed amenities can be contributed in part by concerned citizens in honor of a loved one with vested interest in the community or greater City of La Porte.
6	Housing Trust Fund		x	Increase or dedicate transfer/recording taxes to pay for a housing trust fund. Property taxes or recording taxes could be earmarked to pay for a housing trust fund dedicated to financing the construction of moderate income housing. (Housing trust funds normally dedicate their funds to the production of low-income housing.) Model programs include a housing trust fund initiated by the state of Florida and one being funded by the District of Columbia that will make money available for the production of housing for those earning up to 80 percent of AMI.
7	Consumer Good Tax		x	Assessing a consumer goods tax and directing the revenue into the production of workforce housing would provide a source of funding for workforce housing. One model program is St. Louis's consumer goods tax on imported goods costing more than \$2,000. The tax revenue is dedicated to affordable housing and health care.

Table 10: Implementation Resource Examples

	Funding Options	Existing	New	Description
8	Property Tax Abatements	x		<p>Construction of a new eligible facility in a “HUD-Designated Low-Income Target Area” within the County, as determined on the application date, may enable CSD to recommend that Commissioners Court approve an additional tax abatement up to 10%. A qualifying project must nevertheless meet the three basic requirements to for an economic development tax abatement: (1) creation of at least \$1 million in new tax roll value, (2) creation of at least 25 new permanent full-time jobs, and (3) competitive siting. A specific “Target Area Project Site Incentive” provision must be contained in the Agreement approved by Commissioners Court and cannot be added at a later date.</p> <p>For more information, see http://www.ci.la-porte.tx.us/gov/econ/county/default.asp</p>
9	HomeWorks- An Employee Assisted Program		x	<p>Texas State Affordable Housing Corporation is pleased to announce the launch of HomeWorks - an employer assisted housing program. Employer assisted housing programs are aimed not only at providing an affordable financing product to homebuyers, but can aid employers in recruiting new employees by offering an incentive not offered by other employers.</p> <p>It acts as a downpayment incentive program, that offers up to \$4,000 in matching funds for downpayment and closing cost assistance courtesy of the Corporation and the participating employer</p> <p>For more information, see http://www.tsahc.org/single/single_homeworks.php</p>
10	Texas Foundation Fund	x		<p>The Texas Foundations Fund provides grants to nonprofit organizations and rural governmental entities (or their instrumentalities) for (i) the construction, rehabilitation, and/or critical repair of single family homes for Texas residents of very low or extremely low income, with a particular emphasis on serving people with disabilities and/or those living in rural Texas and (ii) the provision of additional supportive housing services for very low or extremely low income residents of multifamily rental units.</p> <p>For more information, see http://www.tsahc.org/donations/foundations_fund.php</p>

Table 10: Implementation Resource Examples

	Funding Options	Existing	New	Description
11	Main Street Enchantment Grant	x		<p>This grant is specific to commercial development on the Main Street Corridor as it relates to Northside's Primary Corridors as previously defined. Grant monies may be use for Façade Rehabilitation/Enhancement, Beatification Project or general enhancement projects such as replacing, adding or repairing awnings, window signs, etc.</p> <p>For more information, visit: http://www.laportetx.gov/gov/mainst/grant/default.asp</p>
12	Amy Young Barrier Removal Program		X	<p>The Amy Young Barrier Removal Program will provide financial assistance in the form of grants to low income (80% AMFI) Persons with Disabilities to make their homes (rental or owner) more accessible. The program is designed to provide one time grants for up to \$15,000 in home modifications specifically needed for accessibility, and up to an additional \$5,000 in other rehabilitation costs correlated with the barrier removal project. Funds are targeted to allow for reasonable accommodation or modification for rental tenants, homeowners or a member of their household with disabilities needing assistance to fully access their home.</p> <p>For more information, visit: http://www.tdhca.state.tx.us/htf/single-family/amy-young.htm</p>
13	HTF Home-ownership Program		X	<p>The Homeownership Program (formerly Supernofa) was first utilized in 2008 and demand has consistently exceeded available funding. The Homeownership Program allows flexibility for Nonprofit Organizations, including public housing authorities and units of local government. Funds are provided for down payment and closing costs in the form of zero interest, deferred forgivable loans up to \$10,000. Funds may only serve households at or below 80% AMFI.</p> <p>For more information, visit: http://www.tdhca.state.tx.us/htf/single-family/homeownership.htm</p>
14	Home Investment Partnership Program		x	<p>Grant - Due July 12, 2012.</p> <p>The Texas Department of Housing and Community Affairs ("the Department" or "TDHCA") announces the availability of approximately \$2,342,589 in funding from the HOME Investment Partnerships Program for Community Housing Development</p>

Table 10: Implementation Resource Examples

	Funding Options	Existing	New	Description
				<p>Organizations (CHDOs) to develop new and rehabilitate existing single family housing for low-income Texans.</p> <p>HUD-funded assistance connected to construction, rehab, demolition, or other public construction must comply with Section 3, a HUD requirement (24 CFR 135): HUD funds invested in housing and community development activities include among their purposes to give, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, job training, employment, contracting and other economic opportunities to Section 3 residents and Section 3 business concerns. Applicants are encouraged to familiarize themselves with all of the applicable state and federal rules that govern the program.</p> <p>For more information, visit: http://www.tdhca.state.tx.us/home-division/docs/11-SFD-CHDO-NOFA.pdf</p>
15	Texas Bootstrap Program		x	<p>The Texas Bootstrap Loan Program is required under Subchapter FF, Chapter 2306, Texas Government Code, to make available \$3 million for mortgage loans to very low-income families (60% Area Median Family Income) not to exceed \$45,000 per unit. This program is a self-help construction program, which is designed to provide very low-income families an opportunity to help themselves through the form of sweat equity. All participants under this program are required to provide at least 65% of the labor that is necessary to construct or rehabilitate the home. All applicable building codes will be adhered to; under this program. In addition, nonprofit organizations can combine these funds with other sources such as those from private lending institutions, local governments, or any other sources. However, all combined loans cannot exceed \$90,000 per unit.</p> <p>For more information, visit: http://www.tdhca.state.tx.us/oci/bootstrap.jsp</p>

The provided list above provides a snap shot of the types of tools and resources available and is not way meant to serve as an exhaustive list. The provided changes on an annual basis and is subject to change

based on the economy and the general state of financing where provided tools deemed appropriate today, may not prove useful in the future – and vice versa.

III b. Implementation Resource Examples

Entity	Description
Texas Foundation Fund 2200 East MLK Jr. Blvd. Austin, TX 78702 Main: 512-477-3555 Toll Free: 1-888-638-3555 Fax: 512-477-3557	<p>The Texas Foundations Fund provides grants to nonprofit organizations and rural governmental entities (or their instrumentalities) for (i) the construction, rehabilitation, and/or critical repair of single family homes for Texas residents of very low or extremely low income, with a particular emphasis on serving people with disabilities and/or those living in rural Texas and (ii) the provision of additional supportive housing services for very low or extremely low income residents of multifamily rental units.</p> <p>For more information, see http://www.tsahc.org/donations/foundations_fund.php</p>
San Jacinto College District – Small Business Development Center 4624 Fairmont Pkwy Pasadena, TX 77054 Main: 281-998-6325	<p>San Jacinto College’s SBDC sponsors low-cost workshops to assist small business including area’s of La Porte, Texas. Recent workshops include small business tax issues, business plans, starting a business and web page design. To obtain a Schedule of monthly workshops, contact San Jacinto SBDC.</p>
San Jacinto College – Continuing & Professional Development Hotline: 281-478-3636	<p>Free job training offered to local area business and potential employees. Areas of development include:</p> <ul style="list-style-type: none"> E. Business (Payroll specialist, bank teller) F. Applied Technologies (Intro/Basic Welding, Commercial Truck Driving) G. Health Occupations H. Computers and IT
Southeast Texas Housing Financing Corporation 12621 Featherwood Suite 280 Houston, TX 77023 281-484-4663	<p>A Texas public non profit organization which receives funds from a variety of sources, including the U.S. Department of Housing and Urban Development, SETH offers programs such as:</p> <ul style="list-style-type: none"> I. Home Buyer Education J. Multifamily Development K. Multifamily Rentals <p>The City of La Porte is a Purchasing Area of the South East Houston Financing Corporation and therefore should be eligible for participation in example programs specified above.</p>
Southeast Texas Housing Financing Corporation Austin, Texas 78767 Houston, TX 77023 512.472.7832	<p>Organization committed to renew and rejuvenated downtowns across Texas</p> <p>For more information, see http://www.texasdowntown.org/</p>

